129.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,436,900 / 1,436,900
					USE VALUE:	1,436,900 / 1,436,900
					ASSESSED:	1,436,900 / 1,436,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN ELLEN JESSICA
Owner 2:	
Owner 3:	
Street 1:	46 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KUHN NATHANIEL & JESSICA -
Owner 2:	-
Street 1:	46 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .261 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Clapboard Exterior and 4457 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 12 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11388.000	747,800	3,600	685,500	1,436,900
Total Card	0.261	747,800	3,600	685,500	1,436,900
Total Parcel	0.261	747,800	3,600	685,500	1,436,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.39 /Parcel: 322.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	747,800	3600	11,388.	685,500	1,436,900		Year end	12/23/2021
2021	101	FV	725,300	3600	11,388.	685,500	1,414,400		Year End Roll	12/10/2020
2020	101	FV	725,200	3600	11,388.	685,500	1,414,300	1,414,300	Year End Roll	12/18/2019
2019	101	FV	573,900	3600	11,388.	723,600	1,301,100	1,301,100	Year End Roll	1/3/2019
2018	101	FV	572,600	3600	11,388.	533,100	1,109,300	1,109,300	Year End Roll	12/20/2017
2017	101	FV	572,600	3600	11,388.	510,300	1,086,500	1,086,500	Year End Roll	1/3/2017
2016	101	FV	572,600	3600	11,388.	472,200	1,048,400	1,048,400	Year End	1/4/2016
2015	101	FV	540,600	3600	11,388.	396,100	940,300	940,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUHN NATHANIEL	40996-374		9/24/2003	Family	1	No	No		
GREENE DOROTHY	21859-257		3/20/1992		325,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2001	850	Re-Roof	13,000	C				
8/6/1999	499	Addition	8,000					ADD BATH TO 3RD FL

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
11/10/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Meas/Inspect	336	PATRIOT
11/1/1999	Meas/Inspect	256	PATRIOT
7/23/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11388		Sq. Ft.	Site		0	90.	0.67	10									685,477						685,500	

USER DEFINED

Prior Id # 1:	83812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 83812
GIS Ref:
GIS Ref:
Insp Date: 05/15/18
!10146!

PRINT: Date 12/30/21 Time 10:12:05

LAST REV: Date 06/13/18 Time 09:07:29 apro

PAT ACCT.: 10146

Patriot Properties Inc.

Total AC/HA:	0.26143	Total SF/SM:	11388	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	685,477	Spl Credit		Total:	685,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.88558447
Const Adj.:	1.00889909
Adj $ / SQ:	120.618
Other Features:	126800
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1083802
Depreciation:	335979
Depreciated Total:	747824

COMMENTS

BK: 5850 PG: 323 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	8	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	8	
Totals			
1	12	8	

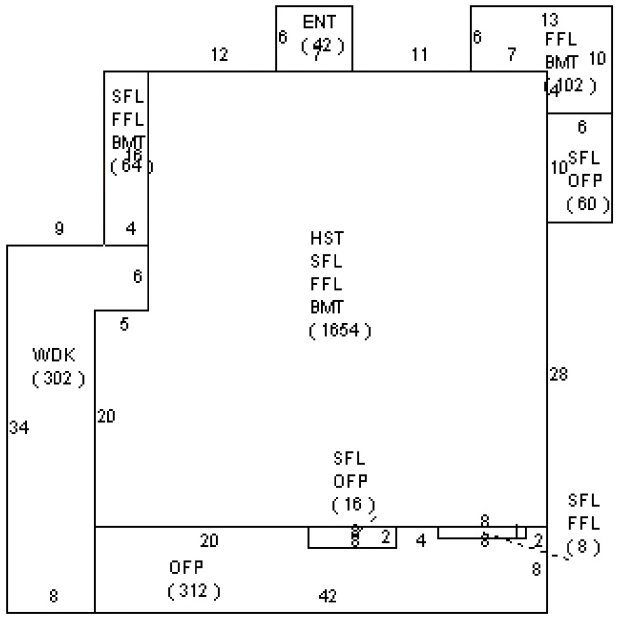
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.10
Special Features:	0	Val/Su Net:	106.69
Final Total:	747800	Val/Su SzAd	167.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,828	120.620	220,489
BMT	Basement	1,820	36.190	65,857
SFL	Second Floor	1,802	120.620	217,353
HST	Half Story	827	120.620	99,751
OFP	Open Porch	388	20.940	8,124
WDK	Deck	302	9.390	2,837
ENT	ENTRY	42	26.630	1,119

	Net Sketched Area:	7,009		Total:	615,530
Size Ad	4457	Gross Area	7836	FinArea	4457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

129.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1930	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600